



US Army Corps  
of Engineers  
Alaska District

# Public Notice of Application for Permit

Regulatory Division (1145)  
CEPOA-RD  
Post Office Box 6898  
Elmendorf AFB, Alaska 99506-0898

**PUBLIC NOTICE DATE:** 22 February 2007

**EXPIRATION DATE:** 8 March 2007

**REFERENCE NUMBER:** POA-2007-396-1

**WATERWAY:** Tongass Narrows

Interested parties are hereby notified that an application has been received for a Department of the Army permit for certain work in waters of the United States as described below and shown on the attached plan.

**APPLICANT:** Loyal Order of Moose, Ketchikan Lodge No. 224, P.O. Box 7432, Ketchikan, Alaska 99901.

**AGENT:** Scot A. Menzies, P.E., R&M Engineering-Ketchikan, 355 Carlanna Lake Road, Ketchikan, Alaska 99901; phone 907 225-7917 X302.

**LOCATION:** The Ketchikan Moose Lodge building, located within SE  $\frac{1}{4}$  section 24, T. 75 S., R. 90 E., Copper River Meridian; at Latitude 55.333° N., Longitude 131.650° W.; 1245 Tongass Avenue, Ketchikan, Alaska.

**PURPOSE:** Retain existing property improvements, replace aging and deteriorating structural materials, and reconfigure an existing seaplane float.

**WORK:** Phase I: Remove existing parking deck and 30 timber support piles. Replace with a pre-cast concrete decking and 12 18-inch diameter steel piles and 4 16-inch diameter steel batter piles. Remove existing pier and 14 support pilings in front of the Lodge building and replace with new timber decking supported by 7 18-inch diameter steel pilings. Move an existing seaplane float at the water-ward edge of the property and locate it flush with the Lodge and parking area. Phase II: Remove the Lodge building, pier, and 64 timber support piles and replace with a three story commercial building supported by 12 18-inch diameter steel piles and 4 16-inch batter piles.

**ADDITIONAL INFORMATION:** The replacement parking and building would be a total of 1,030 square feet larger than the existing structures. The replacement seaplane float would be 1,090 square feet larger than existing. Existing timber piles to be removed are creosote-treated and would be sold to be used as a retaining wall in an upland site on private property. Seaplane float would be constructed of pressure treated timbers floating on 24-inch diameter HDPE pipe floats.

COASTAL ZONE MANAGEMENT ACT CERTIFICATION: Section 307(c)(3) of the Coastal Zone, Management Act of 1972, as amended by 16 U.S.C. 1456(c)(3), requires the applicant to certify that the described activity affecting land or water uses in the Coastal Zone complies with the Alaska Coastal Management Program. A permit will not be issued until the Office of Project Management and Permitting, Department of Natural Resources has concurred with the applicant's certification.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, reasons for holding a public hearing.

CULTURAL RESOURCES: The latest published version of the Alaska Heritage Resources Survey (AHRS) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are two eligible properties in the vicinity of the worksite. They have been designated: KET-00385 Hansen-Webb Residence, and KET-00387 Peterson-Dodson Residence. These properties have been determined to be outside of the project area, and no further action is required. Consultation of the AHRS constitutes the extent of cultural resource investigations by the District Engineer at this time. Any comments SHPO may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work.

TRIBAL CONSULTATION: The Alaska District fully supports tribal self-governance and government-to-government relations between the Federal government and Federally recognized Tribes. This notice invites participation by agencies, Tribes, and members of the public in the Federal decision-making process. In addition, Tribes with protected rights or resources that could be significantly affected by a proposed Federal action (e.g., a permit decision) have the right to consult with the Alaska District on a government-to-government basis. Views of each Tribe regarding protected rights and resources will be accorded due consideration in this process. This Public Notice serves as notification to the Tribes within the area potentially affected by the proposed work and invites their participation in the Federal decision-making process regarding the protected Tribal right or resource. Consultation may be initiated by the affected Tribe upon written request to the District Engineer during the public comment period.

ENDANGERED SPECIES: The project area is within the known range of the endangered humpback whale (*Megaptera novaeangliae*) and threatened Steller sea lion (*Eumetopias jubatus*). Preliminarily, the described activity will not affect threatened or endangered species, or their critical habitat designated as endangered or threatened, under the Endangered Species Act of 1973 (87 Stat. 844). This application is being coordinated with the U.S. Fish and Wildlife Service and the National Marine Fisheries Service. Any comments they may have concerning endangered or threatened wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

ESSENTIAL FISH HABITAT: The proposed work is being evaluated for possible effects to Essential Fish Habitat (EFH) pursuant to the Magnuson Stevens Fishery Conservation and Management Act of 1996 (MSFCMA), 16 U.S.C. et seq and associated federal regulations found at 50 CFR 600 Subpart K. EFH, including Habitat Areas of Particular Concern (HAPC), in the Alaska District are described for species managed under a federal Fishery Management Plans. We have reviewed the National Marine Fisheries Service (NMFS) and North Pacific Fishery Management Council's Final Environmental Impact Statement for Essential Fish Habitat Identification and Conservation in Alaska (April 2005) to locate and identify EFH in the vicinity of

the proposed action. We have also reviewed the NMFS Environmental Assessment/Regulatory Impact Review/Regulatory Flexibility Analysis for Amendments 65/65/112/7/8 to the Bering Sea Aleutian Islands Groundfish Fishery Management Plan (#65), Gulf of Alaska Groundfish Fishery Management Plan (#65), Bering Sea Aleutian Islands Crab Fishery Management Plan (#12), Scallop Fishery Management Plan (#7), and the Salmon Fishery Management Plan (#8) and Regulatory Amendments to Provide Habitat Areas of Particular Concern (April 2005) to locate and identify HAPC in the vicinity of the proposed action.

The project is located in an area described as EFH. The project is not located in any HAPC.

We have determined that the described activity within the proposed area will not adversely affect EFH. The proposed project includes driving piles which can disrupt migration and cause damage and mortality to fish. To ameliorate adverse impacts from this activity, the pile driving would be avoided between March 15 and June 15 to protect juvenile salmon and herring. If pile driving is necessary between March 15 and June 15, a vibratory hammer and a bubble curtain would be used.

This Public Notice initiates consultation requirements with the NMFS under the MSFCMA. We have insufficient information at this time to assess the cumulative effects of the proposed work on EFH, but cumulative effects will be considered in our final assessment of the described work. Any conservation recommendations regarding EFH for federally managed fish will also be considered in our final assessment of the described work.

SPECIAL AREA DESIGNATION: None.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts including cumulative impacts of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts, which the proposed activity may have on the public interest, requires a careful weighing of all the factors that become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The outcome of the general balancing process would determine whether to authorize a proposal, and if so, the conditions under which it will be allowed to occur. That decision should reflect the national concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving 404 discharges, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and 320.3), a permit will be granted unless the District Engineer determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties,

water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Comments on the described work, with the reference number, should reach this office no later than the expiration date of this Public Notice to become part of the record and be considered in the decision. Please contact Mary Leykom at (907) 753-2712, toll free from within Alaska at (800) 478-2712, or by email at mary.f.leykom@poa02.usace.army.mil if further information is desired concerning this notice.

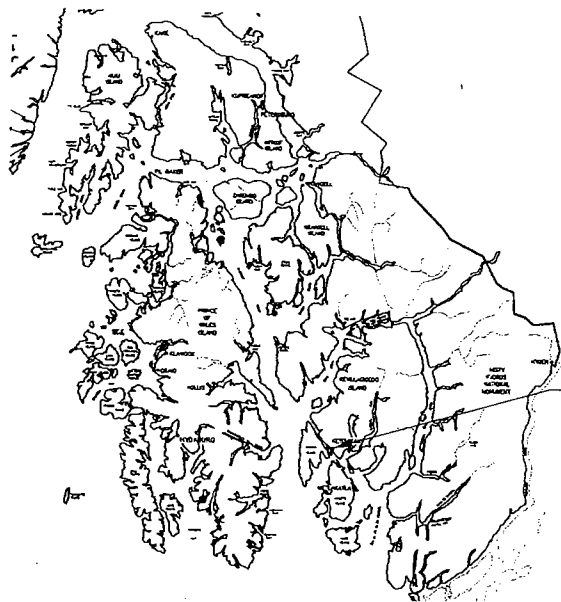
AUTHORITY: This permit will be issued or denied under the following authorities:

(X) Perform work in or affecting navigable waters of the United States - Section 10 Rivers and Harbors Act 1899 (33 U.S.C. 403).

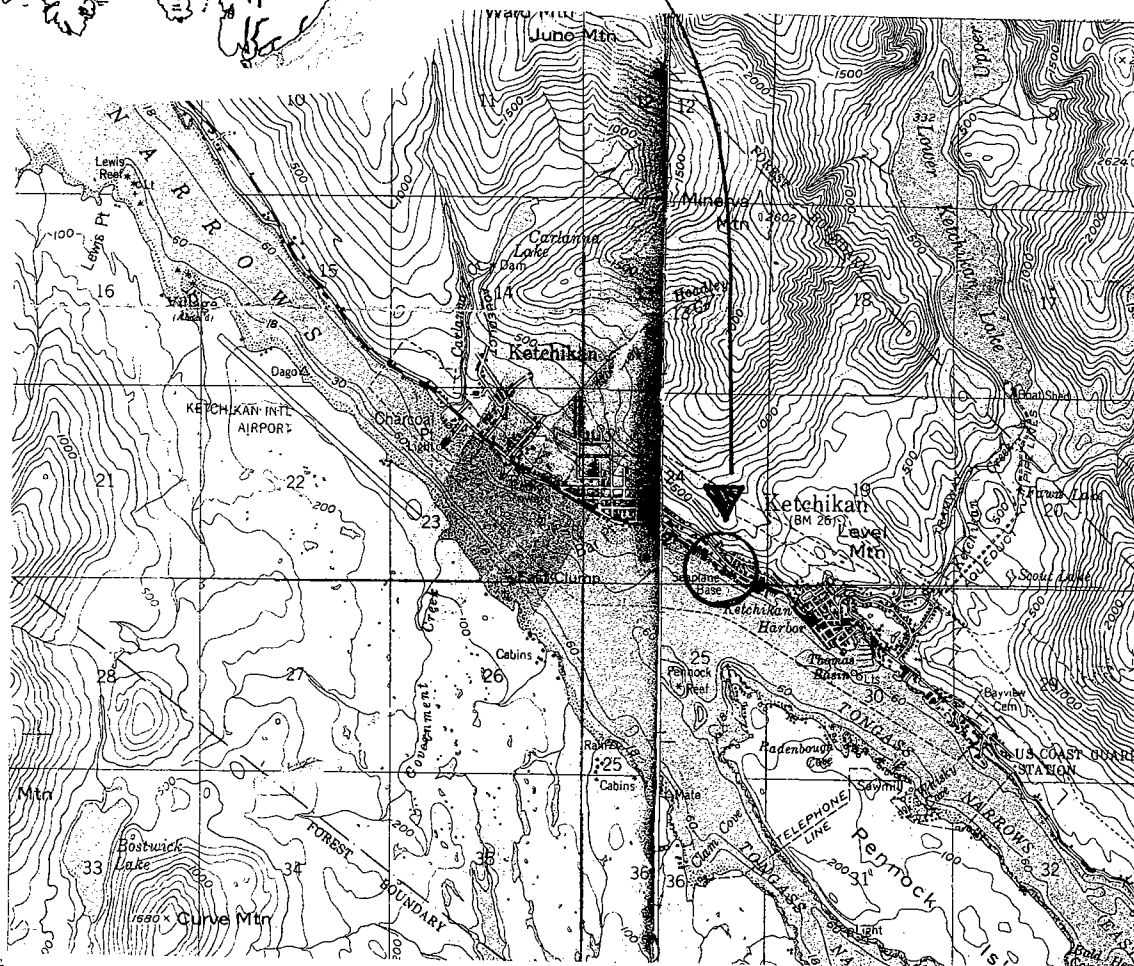
A plan, Notice of Application for Certification of Consistency with the Alaska Coastal Management Program is attached to this Public Notice.

District Engineer  
U.S. Army, Corps of Engineers

Attachments



PROJECT  
SITE

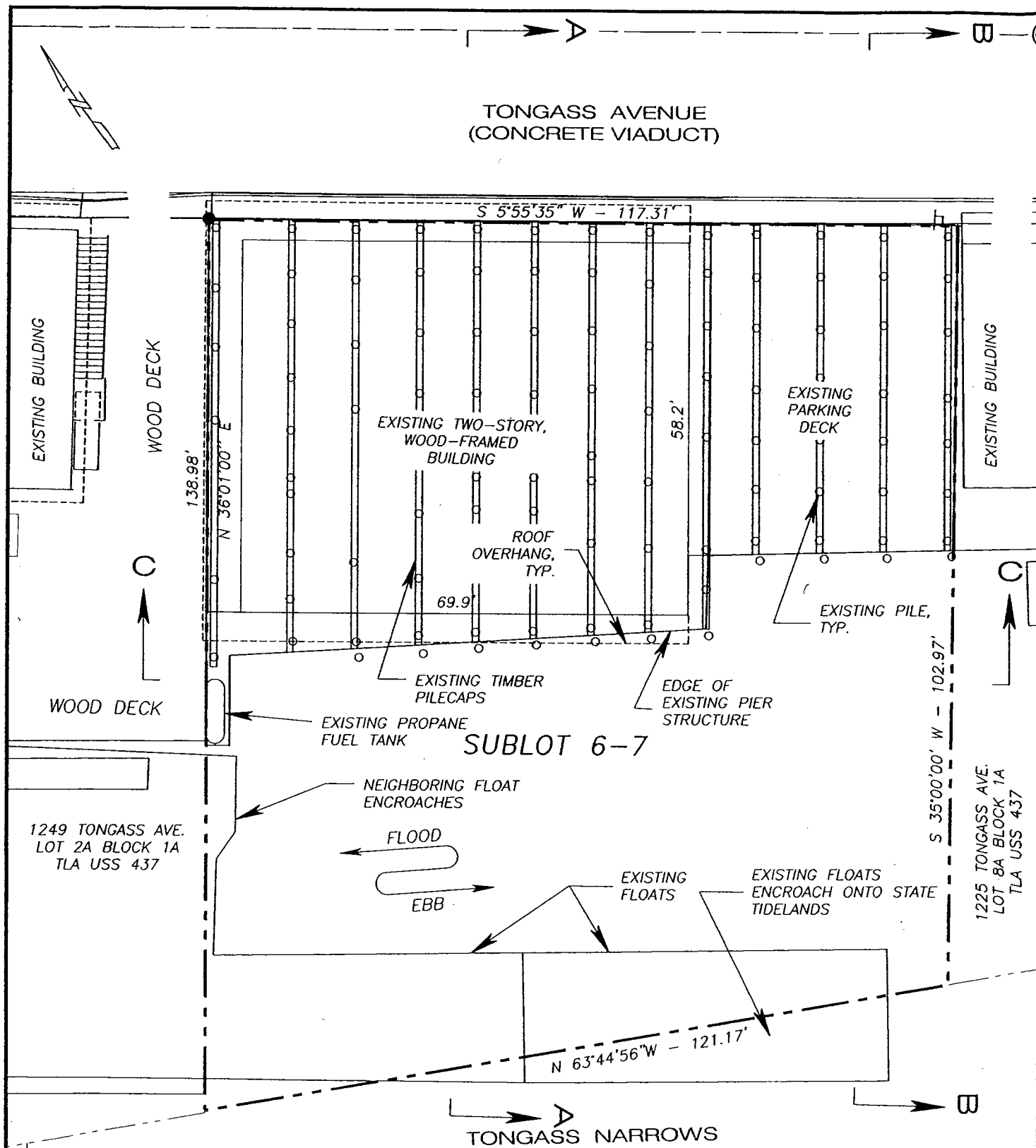


PROJECT  
SITE

KETCHIKAN MOOSE LODGE  
POA-2007-396  
Tongass Narrows  
Vicinity and Location Maps

Sheet 1 of 8

January 2007



GRAPHIC SCALE  
SCALE IN FEET



## SITE PLAN EXISTING AS-BUILT

APPLICATION BY:  
LOYAL ORDER OF MOOSE  
KETCHIKAN LODGE NO. 224  
PO BOX 7432  
KETCHIKAN, ALASKA 99901

KETCHIKAN MOOSE LODGE

KETCHIKAN MOOSE LODGE  
POA-2007-396  
Tongass Narrows  
Existing Structures, Plan View

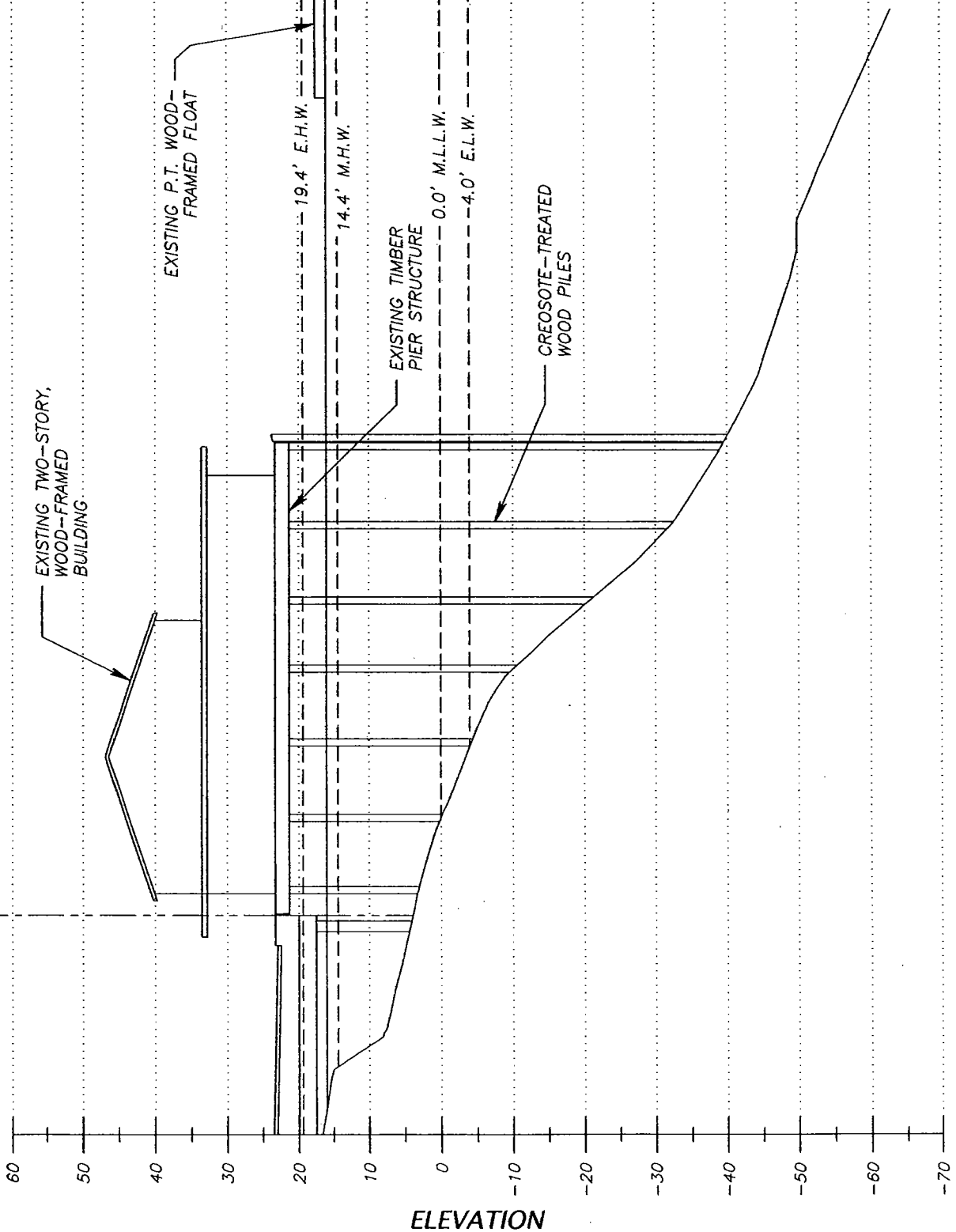
Sheet 2 of 8

January 2007

PROPERTY  
LINE

## SECTION A-A

PROPERTY  
LINE



GRAPHIC SCALE  
SCALE IN FEET



### PROFILE A-A EXISTING STRUCTURES

APPLICATION BY:  
LOYAL ORDER OF MOOSE  
KETCHIKAN LODGE NO. 224  
PO BOX 7432  
KETCHIKAN, ALASKA 99901

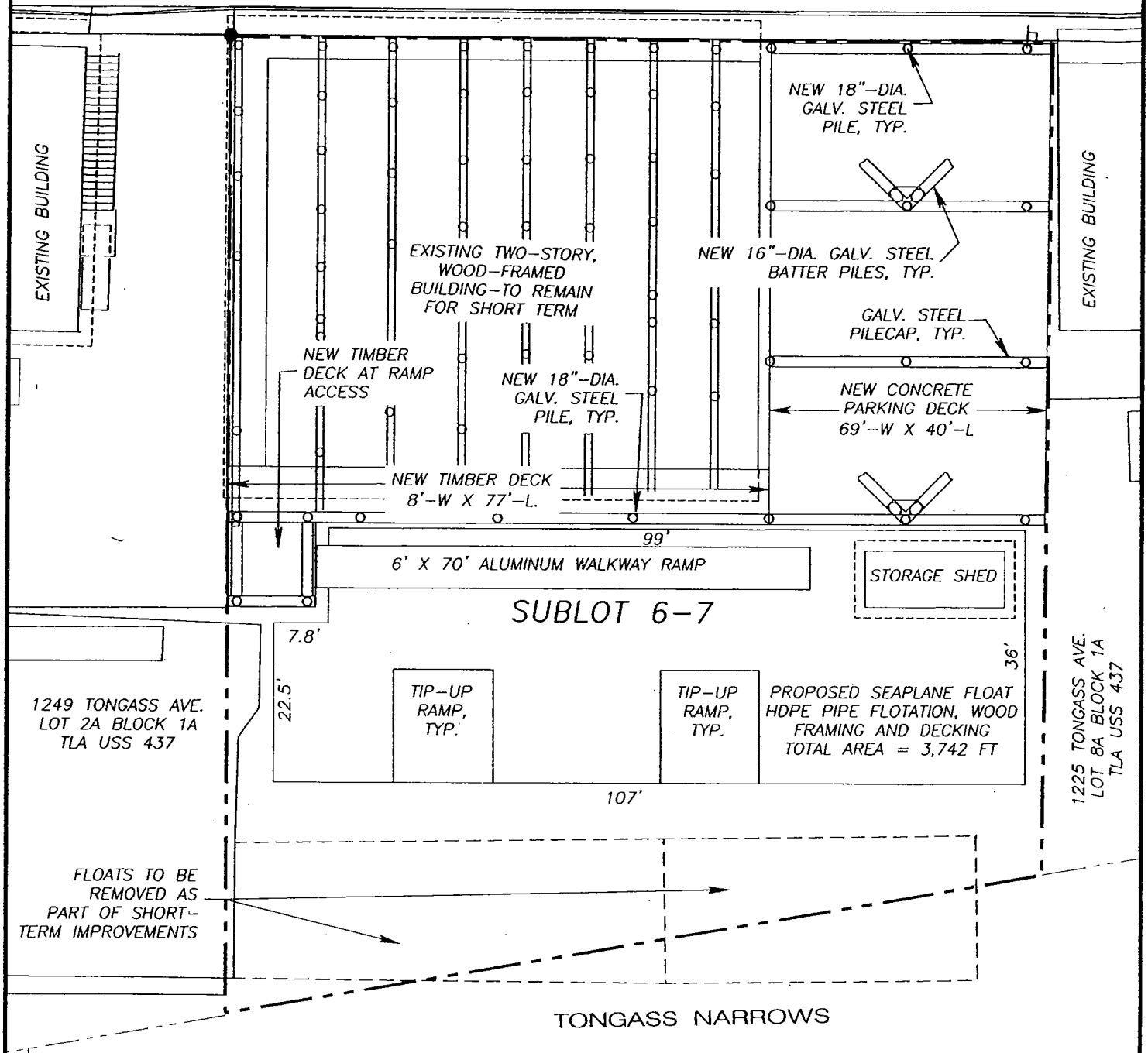
KETCHIKAN MOOSE LODGE

KETCHIKAN MOOSE LODGE  
POA-2007-396  
Tongass Narrows  
Existing Structures, Cross Section

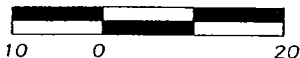
Sheet 3 of 8

January 2007

TONGASS AVENUE  
(CONCRETE VIADUCT)



GRAPHIC SCALE  
SCALE IN FEET



**SITE PLAN  
PROPOSED  
IMPROVEMENTS-SHORT TERM**

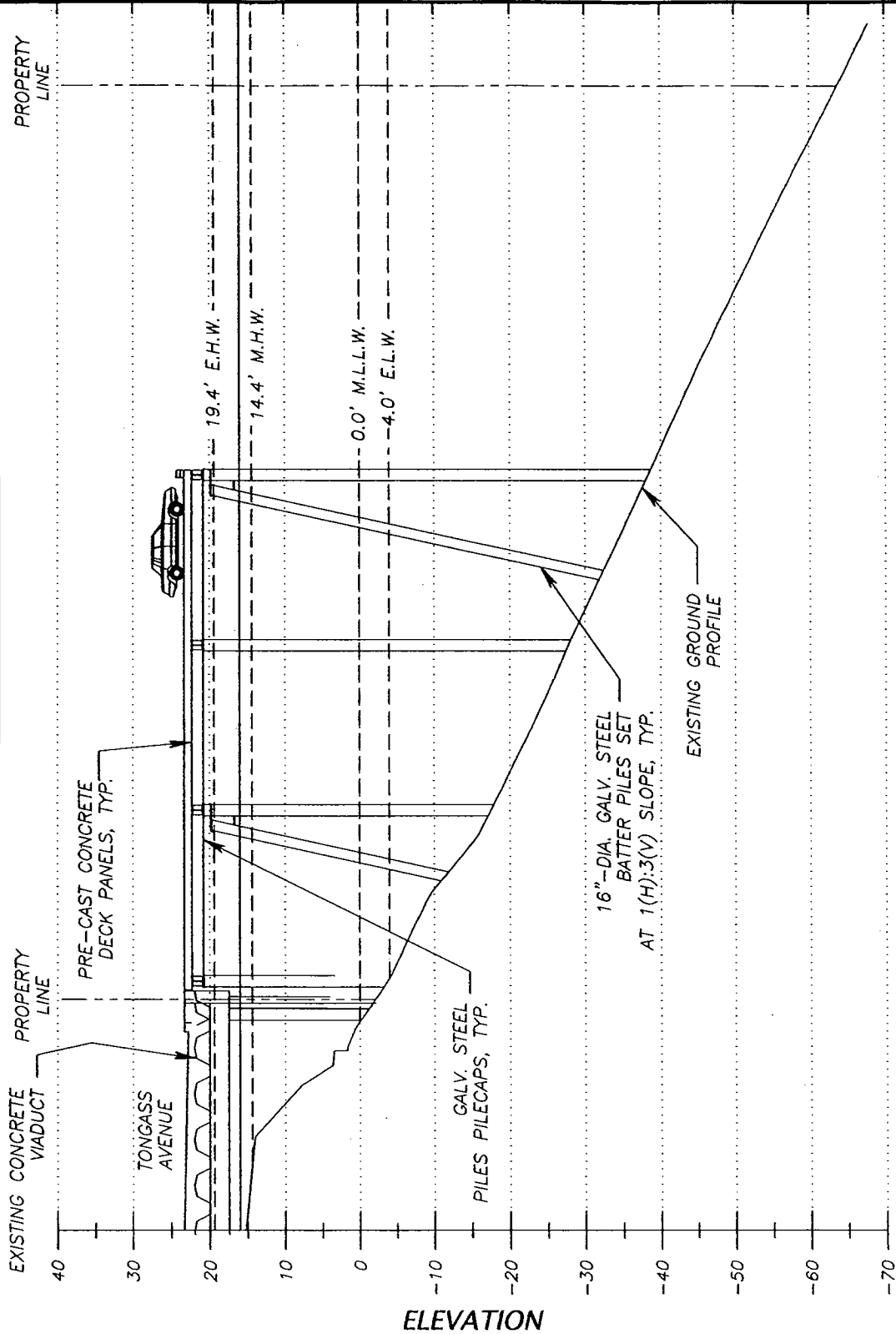
APPLICATION BY:  
LOYAL ORDER OF MOOSE  
KETCHIKAN LODGE NO. 224  
PO BOX 7432  
KETCHIKAN, ALASKA 99901

KETCHIKAN MOOSE LODGE

KETCHIKAN MOOSE LODGE  
POA-2007-396  
Tongass Narrows  
Phase I Improvements, Plan View  
Sheet 4 of 8 January 2007



# SECTION B-B



## PROFILE B-B with SHORT-TERM IMPROVEMENTS

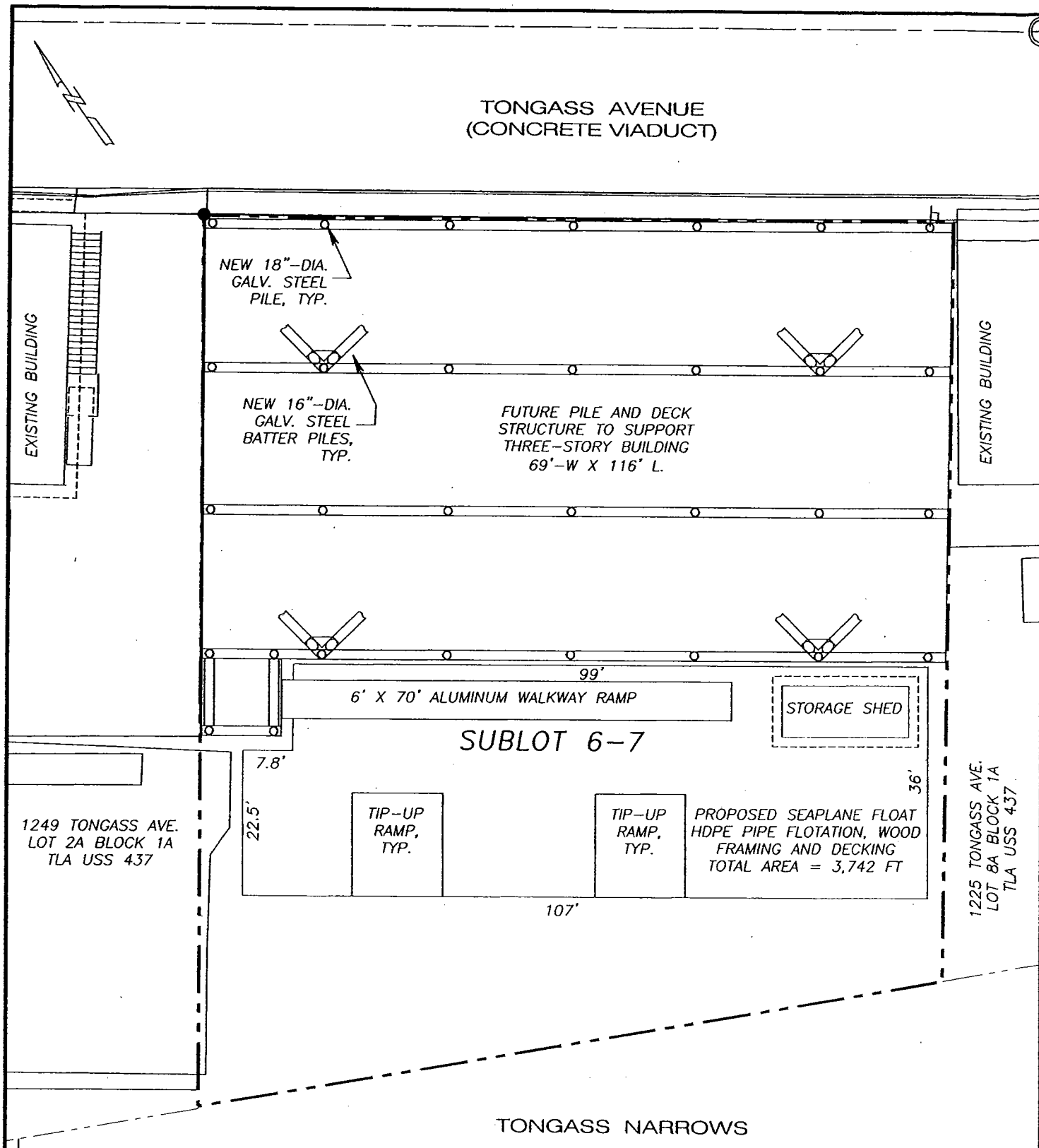
APPLICATION BY:  
LOYAL ORDER OF MOOSE  
KETCHIKAN LODGE NO. 224  
PO BOX 7432  
KETCHIKAN, ALASKA 99901

KETCHIKAN MOOSE LODGE

KETCHIKAN MOOSE LODGE  
POA-2007-396  
Tongass Narrows  
Phase II Improvements, Cross Section

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January 2007



GRAPHIC SCALE  
SCALE IN FEET



### SITE PLAN PROPOSED IMPROVEMENTS-LONG TERM

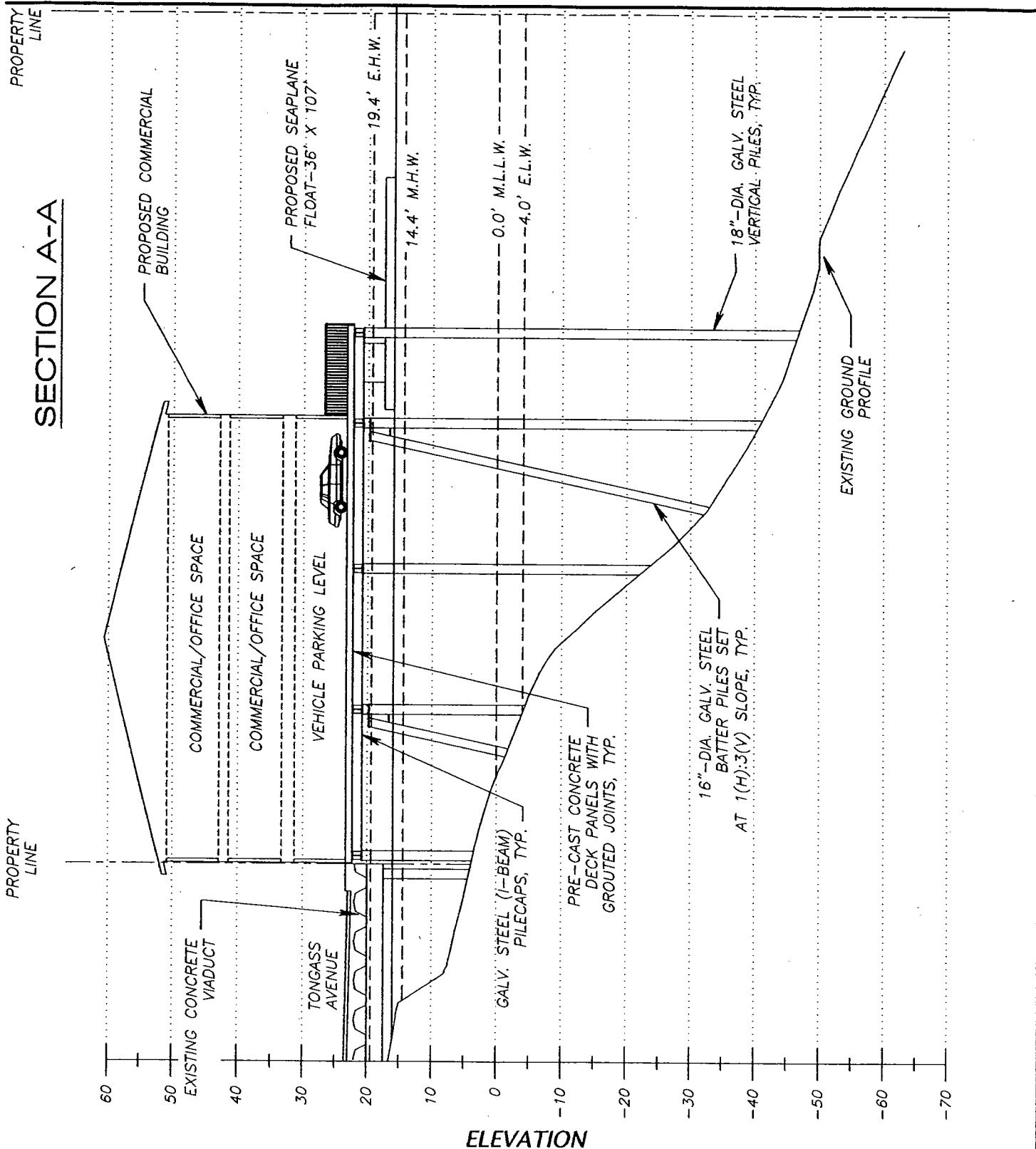
APPLICATION BY:  
LOYAL ORDER OF MOOSE  
KETCHIKAN LODGE NO. 224  
PO BOX 7432  
KETCHIKAN, ALASKA 99901

### KETCHIKAN MOOSE LODGE

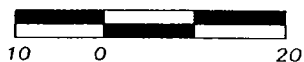
KETCHIKAN MOOSE LODGE  
POA-2007-396  
Tongass Narrows  
Phase II, Plan View

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January 2007



GRAPHIC SCALE  
SCALE IN FEET



## PROFILE A-A with LONG TERM IMPROVEMENTS

APPLICATION BY:  
LOYAL ORDER OF MOOSE  
KETCHIKAN LODGE NO. 224  
PO BOX 7432  
KETCHIKAN, ALASKA 99901

KETCHIKAN MOOSE LODGE

KETCHIKAN MOOSE LODGE  
POA-2007-396

AT Tongass Narrows  
LC Phase II, Cross Section

DA Sheet 7 of 8 January 2007

## PROJECT QUANTITIES

LOT AREA	15,236 SQ. FT.
<u>EXISTING STRUCTURES</u>	
EXISTING PIER AREA (INCLUDING EXISTING BLDG.)	7,199.5 SQ. FT.
EXISTING BUILDING FOOTPRINT AREA	4,064 SQ. FT.
AREA OF EXISTING FLOATS ON PROPERTY	2,114 SQ. FT.
AREA OF EXISTING FLOATS ENCROACHING ON STATE TIDELANDS	532 SQ. FT.
AREA OF NEIGHBORING PROPERTY'S FLOATS ENCROACHING ON SUBLOT 6-7	90.3 SQ. FT.
NUMBER OF EXISTING PILES SUPPORTING BUILDING	64
NUMBER OF FENDER PILES IN FRONT OF BUILDING	9
NUMBER OF EXISTING PILES SUPPORTING PARKING DECK	25
NUMBER OF FENDER PILES IN FRONT OF PARKING DECK	5
TOTAL NUMBER OF EXISTING CREOSOTE-TREATED PILES ON PROPERTY	103

### PROPOSED SHORT-TERM IMPROVEMENTS

EXISTING PIER AREA TO BE REMOVED (PARKING DECK)	1,984 SQ. FT.
EXISTING PIER AREA TO BE REMOVED (IN FRONT OF BLDG)	436 SQ. FT.
EXISTING CREOSOTE-TREATED PILES TO BE REMOVED (PARKING DECK)	25
EXISTING CREOSOTE-TREATED PILES TO BE REMOVED (IN FRONT OF BUILDING)	14
TOTAL NUMBER OF EXISTING CREOSOTE-TREATED PILES TO BE REMOVED FOR SHORT-TERM IMPROVEMENTS	39
EXISTING FLOAT AREA TO BE REMOVED	2,114 SQ. FT.
NEW GALVANIZED-STEEL PILES (18"-DIA.) TO BE INSTALLED FOR NEW PARKING DECK	12
NEW GALVANIZED-STEEL BATTER PILES (16"-DIA.) TO BE INSTALLED FOR NEW PARKING DECK	4
NEW GALVANIZED-STEEL PILES (18"-DIA.) TO BE INSTALLED FOR NEW DECK IN FRONT OF BUILDING	7
AREA OF NEW CONCRETE DECKING TO BE INSTALLED AT NEW PARKING AREA	2,756 SQ. FT.
AREA OF NEW TIMBER DECKING TO BE INSTALLED IN FRONT OF EXISTING BUILDING	616 SQ. FT.
(NOTE-NEW TIMBER DECKING SHALL BE REMOVED AT LATER DATE AS PART OF LONG-TERM IMPROVEMENTS)	
AREA OF NEW FLOAT ACCESS WALKWAY RAMP TO BE INSTALLED	420 SQ. FT.
AREA OF NEW SEAPLANE FLOAT TO BE INSTALLED	3,742 SQ. FT.

### PROPOSED LONG-TERM IMPROVEMENTS

EXISTING CREOSOTE-TREATED WOOD PILES TO BE REMOVED	64
EXISTING TIMBER PIER AREA TO BE REMOVED (INCLUDING AREA OF EXISTING BUILDING)	4,779.5
NEW GALVANIZED STEEL PILES (18"-DIA.) TO BE INSTALLED FOR NEW BUILDING DECK	12
NEW GALVANIZED STEEL BATTER PILES (16"-DIA.) TO BE INSTALLED FOR NEW BUILDING DECK	4
AREA OF NEW BUILDING DECK (PRE-CAST CONCRETE PANELS)	4,776 SQ. FT.
FOOTPRINT AREA OF NEW THREE-STORY BUILDING TO BE CONSTRUCTED	8,004 SQ. FT.
TOTAL AREA OF CONCRETE PANEL DECKING	8,148 SQ. FT.

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SHEET 7	SITE PLAN WITH EXISTING GROUND CONTOURS	SHEET 14	FLOAT SECTION

### PROPERTY OWNERSHIP

PROPERTY	OWNER	PROPERTY ZONING
SUBLOT 2A, BLOCK 1A, TLA USS 437 1249 TONGASS AVENUE	AMERICAM, LLC PO BOX 5542 KETCHIKAN, ALASKA 99901	IH - HEAVY INDUSTRIAL
SUBLOT 6-7, BLOCK 1A, TLA USS 437 1245 TONGASS AVENUE	LOYAL ORDER OF MOOSE KETCHIKAN LODGE NO. 224 PO BOX 5224 KETCHIKAN, ALASKA 99901	IH - HEAVY INDUSTRIAL
SUBLOT 8A, BLOCK 1A, TLA USS 437 1225 TONGASS AVENUE	RUTH WYMAN AND KERRY WYMAN-WEBB 1732 W. 5TH STREET PORT ANGELES, WASHINGTON 98363	IH - HEAVY INDUSTRIAL

## **PROJECT INFORMATION AND QUANTITIES**

APPLICATION BY:  
LOYAL ORDER OF MOOSE  
KETCHIKAN LODGE  
PO BOX 7432  
KETCHIKAN, ALASKA 99901

### **KETCHIKAN MOOSE LODGE**

KETCHIKAN MOOSE LODGE  
POA-2007-396  
Tongass Narrows  
Project Quantities

Sheet 8 of 8

January 2007

Sarah Palin, GOVERNOR

# STATE OF ALASKA

OFFICE OF THE GOVERNOR

**DEPARTMENT OF NATURAL RESOURCES**  
**OFFICE OF PROJECT MANAGEMENT AND PERMITTING**  
302 GOLD STREET, SUITE 202  
JUNEAU, ALASKA 99801-1127  
PHONE: (907) 465-3562/FAX: (907) 465-3075

**NOTICE OF APPLICATION  
FOR  
CERTIFICATION OF CONSISTENCY WITH THE  
ALASKA COASTAL MANAGEMENT PROGRAM**

Notice is hereby given that a request is being filed with the Office of Project Management and Permitting for a consistency determination, as provided in Section 307(c)(3) of the Coastal Zone Management Act of 1972, as amended [16 U.S.C. 1456(c)(3)], that the project described in the Corps of Engineers Public Notice No. **POA-2007-396, Tongass Narrows**, will comply with the Alaska Coastal Management Program and that the project will be conducted in a manner consistent with that program.

The Office of Project Management and Permitting requests your comments, particularly on the proposed project's consistency with the affected local coastal district management program. For more information on the consistency review contact OPMP at (907) 269-7470 or (907) 465-3562, or visit the ACMP web site at <http://www.gov.state.ak.us/gdc/Projects/projects.html>.